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**Housing Committee**

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**HB 1374**

**Brief Description:** Prohibiting restrictions on the location of manufactured homes based exclusively on age and dimensions.

**Sponsors:** Representatives Simpson, Schindler, Miloscia, Sells, Chase and Holmquist.

**Brief Summary of Bill**

- Prohibits municipalities from restricting the location of manufactured homes in manufactured housing communities based exclusively on age and dimension criteria.

**Hearing Date:** 2/1/05

**Staff:** Robyn Dupuis (786-7166).

**Background:**

Under the Manufactured/Mobile Home Landlord-Tenant Act, owners of manufactured and mobile home communities are prohibited from preventing the entry of a manufactured or mobile home for the sole reason that the home has reached a certain age. Homes may be excluded or expelled for other reasons including failure to comply with fire, safety and other provisions of local ordinances and state laws.

Currently there is no state law to specifically prohibit local jurisdictions from passing ordinances restricting the entry of manufactured homes into manufactured housing communities.

At least one Washington community has an ordinance restricting the entry of a manufactured home into a manufactured housing subdivision due to its age and/or size.

Recently passed statutes RCW 35.21.684, 35A.21.312 and 36.01.225 may overlap in some ways with the proposed bill. These laws state that a city, code city or county may not enact any statute or ordinance that has the effect of discriminating against consumers' choices in the placement or use of a home in such a manner that is not equally applicable to all homes. However, the law also allows municipalities to require that manufactured homes be new and that the homes comply with all local design standards applicable to all other homes within the neighborhood within which the home is to be located.

**Summary of Bill:**

No town, city, code city or county may enact any statute or ordinance that restricts the location of manufactured homes in manufactured housing communities based exclusively on the age or dimensions of the manufactured home.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of session in which bill is passed.